

Castle Racket Farm

offered by Benson & Mangold



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One Hundred and Seventy Five Acres of productive agricultural land located within the corporate limits of Trappe, Maryland. Castle Racket Farm is designated as a growth area, located across from White Marsh School, within a rural township offering a host of possibilities for the investment buyer.

The Trappe Zoning Ordinance allows for a maximum density of 618 units on this farm. Preliminary sketch plans and conceptual drawings convey with the purchase along with extensive correspondence highlighting the potential of Castle Racket.

The soils are well drained with a mapped, blue-line stream originating among mature woodlands. The woods, branch and open fields provide food and cover for upland game and wintering waterfowl. Castle Racket Farm offers many opportunities beyond agriculture and residential use.



Trappe is a township with just over 1,000 residents. An agriculturally based community with an infrastructure of small service vendors, including restaurants, post office and market, the area is supported in part by second-homes and waterfront estates. Four miles to the North, Easton serves as the county seat with a major hospital, retail, consumer services and airport.



The farm is currently leased on an annual basis. Yields and historic productivity are of record with the Maryland Farm Service Agency. Located along MD Route 565, Castle Racket Farm provides many opportunities for continued agricultural use and / or conservation land planning.

Soil Profile

Talbot County, Maryland (MD041)

Map Unit Symbol	Map Unit Name	Acres in AOI	% of AOI
CoA	Corsica mucky loam, 0 to 2 percent slopes	2.6	1.5%
FaA	Fallsington sandy loam, 0 to 2 percent slopes	17.8	10.4%
FgA	Fallsington loam, 0 to 2 percent slopes	0.2	0.1%
HfA	Hambrook-Sassafras complex, 0 to 2 percent slopes	47.1	27.6%
HfB	Hambrook-Sassafras complex, 2 to 5 percent slopes	38.2	22.4%
HfC	Hambrook-Sassafras complex, 5 to 10 percent slopes	6.7	3.9%
IgB	Ingleside sandy loam, 2 to 5 percent slopes	20.5	12.0%
IgC	Ingleside sandy loam, 5 to 10 percent slopes	2.9	1.7%
UbB	Udorthents, borrow area, 0 to 5 percent slopes	0.0	0.0%
WdA	Woodstown sandy loam, 0 to 2 percent slopes	30.9	18.1%
WoA	Woodstown loam, 0 to 2 percent slopes	0.4	0.3%
Zk	Zekiah silt loam, frequently flooded	3.1	1.8%
Totals for Area of Interest		170.4	100.0%

Tax Records

Owner: Peter G. Sheaffer

Description:

175.068 AC W S Old Trappe Road NR Trappe, MD 21673

Talbot County Land Records Deed Liber 2242, Folio 159

Annexation and Public Facilities Agreement Deed Liber 1273, Folio 083

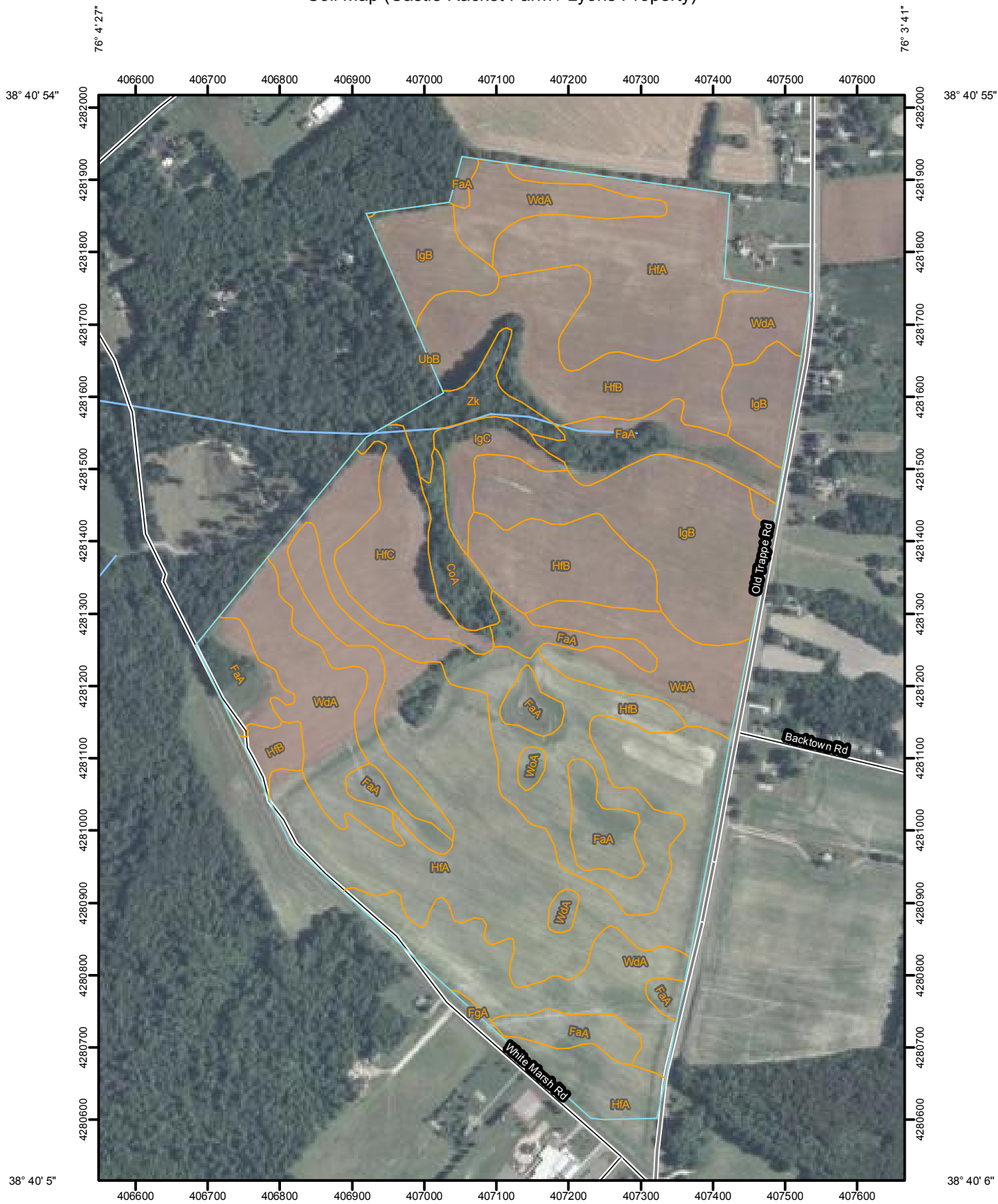
2017 Taxes \$1,337 State / County \$885 City \$482

Price: \$2,735,000 Seller Financing Available

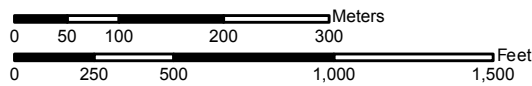
Coard Benson (410) 310-4909.

Content believed accurate, but not guaranteed.

Custom Soil Resource Report Soil Map (Castle Racket Farm / Lyons Property)




Map Scale: 1:7,160 if printed on A size (8.5" x 11") sheet.



Custom Soil Resource Report

MAP LEGEND






















Area of Interest (AOI)


 Area of Interest (AOI)


Soils


 Soil Map Units

Special Point Features




-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot
-  Spoil Area
-  Stony Spot

 Very Stony Spot

 Wet Spot

 Other

Special Line Features

-  Gully
-  Short Steep Slope
-  Other






Political Features

 Cities

Water Features

 Streams and Canals

Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

MAP INFORMATION

Map Scale: 1:7,160 if printed on A size (8.5" x 11") sheet.

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for accurate map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>
 Coordinate System: UTM Zone 18N NAD83

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Talbot County, Maryland
 Survey Area Data: Version 8, Oct 1, 2012

Date(s) aerial images were photographed: 6/21/2005

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.



"T FARM"
NS
L 18

WHITE MARSH ROAD

MARYLAND HIGHWAY No. 565
(OLD TRAPPE ROAD)

ANE

**Conceptual Plan
For Reference Only**

